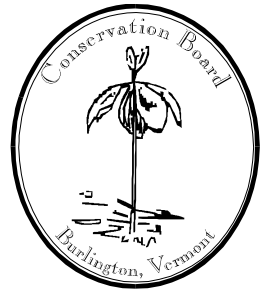


Burlington Conservation Board

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*Miles Waite, Chair
Zoe Richards
Don Meals
Matt Moore
Stephanie Young
Ryan Crehan
Hannah Brislin
Rebecca Roman
vacant*



Conservation Board Meeting Minutes

Monday, March 2, 2020 – 5:30 pm
Main Conference Room – 645 Pine Street

Attendance

- **Board Members:** Zoe Richards (ZR), Ryan Crehan (RC), Miles Waite (MW), Rebecca Roman (RR), Stephanie Young (SY), Matt Moore (MM), Don Meals (DM)
- **Absent:** Hannah Brislin (HB)
- **Public:** Heather Fitzgerald, Dave Colie, Jason Stuffle, Patricia Seelen, Steve Guild, Joe Handy, Eric Goddard, and Andrea Dotolo
- **Staff:** Scott Gustin (Permitting & Inspections), Dan Cahill (Parks & Recreation)

MW, Chair, called the meeting to order at 5:34 p.m.

Minutes

Meeting minutes of January 6, 2020

MW explained that he will work on a steep slopes recommendation for the zoning code.

A MOTION was made by MM and SECONDED by ZR:

Accept the January 6 minutes.

Vote: 6-0-1, motion carried.

Board Comment

RC said that there appears to have been dumping on the slope behind the Riverside Avenue car wash property.

ZR said that in April the Wildways Coalition and Burlington Geographic will have a multi-part speaker series about biodiversity.

Public Comment

Jason Stuffle said he's supportive of a steep slopes ordinance.

Patricia Seelen said she concurs.

Open Space Subcommittee

RR said the foundational outline of a 2020 addendum for nature based climate solutions was discussed today. It will be revised and set for discussion at the April BCB meeting. MW, has a decision been made as to consultant? SG said a consultant will likely be involved and noted the coming steps with the Planning Commission, Parks & Rec Commission, NPA's, and the Mayor's office.

Project Review

1. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1E) Sisters and Brothers Investment Group, LLP

Re-application for 57-unit apartment building and related site improvements.

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SG gave a procedural overview. This is a re-application of the same project that had previously been approved but the zoning permit expired.

ZR said that her interest in the project stems from more recent events with the slope along Riverside Avenue. MM asked about BCB purview over geotechnical aspects. MW said that we couldn't but that we could comment on soil failure related to stormwater and impacts on the river. SG noted that the project is not within the river buffer zone.

Andrea Dotolo overviewed the proposed stormwater measures. They are as were previously approved.

MW, will new soils information impact the scope or design of the project? Mr. Handy, no. The state said there may be some underground tanks that would be covered by a state program to clean the site. We won't know exactly until excavation is underway.

MM, does the stormwater plan include any infiltration? Andrea Dotolo, there is none proposed. 0.7 acre impervious total. It does not trigger state review, but it does trigger city review. There are fill soils onsite as well as potential contamination. These factors suggest avoiding infiltration. The bioretention basin will be a surface feature and will be underlined.

DM, the stormwater infrastructure controls the 10-year event? Ms. Dotolo, yes. Peak discharge for the 10-year event is less than present conditions.

RC, is there any stormwater treatment now? Ms. Dotolo, only some catch basins along the street.

MM, have you done any geotech analysis of the soils onsite? Mr. Goddard, the upper soils are more granular. About 5' down gets into finer loams.

MW, did Knight do any borings? Mr. Goddard, yes, but not for stormwater. It was done for structural stability analysis.

MW, is the water table within a couple of feet? Mr. Goddard noted data generally of 2.5' – 4' along the toe of the slope at the rear of the property, but as close as 0'.

MW asked about the retaining wall. Mr. Goddard noted that a sheet pile wall will be installed along the eastern end of the site. Shallower portions will be driven into the ground. More substantial cuts will involve sheet pile driving in addition to anchoring into the slope. 2 or 3 dozen anchors are proposed. 14 million pounds of restraint are proposed – intent to hold back the entire upper slope.

MW, do you think the activity of driving would destabilize the slopes? Mr. Goddard, no. MW, what about a pre-work survey. Mr. Goddard, that's probably a good idea.

RC, why the change in retaining wall material? Mr. Goddard, change in consultants. We found the prior block-wall would have been inferior as compared to the sheet piling wall.

ZR, what's going on with the existing slope versus what's proposed? Mr. Goddard referred to the shoring diagrams submitted with the application.

MW, did any of your review extend onto the other side of Riverside Avenue? Mr. Goddard said he has seen images of the fill on the other side of Riverside. His office has reviewed some of the information as to the slope on the other side of Riverside Avenue. He's had involvement with the Salmon Run development nearby and reviewed slope stability there.

ZR, we've received lots of pieces of information as to Riverside Avenue. Then we get projects that come before us. It's hard to keep track of what's where relative to the history of slides in this area.

MM, this gets to my question as to purview. Is it within our purview to make a judgement as to the proposed engineering and stability? I don't think it is within our jurisdiction. If there is potential impact to the conserved WVPD land downslope, we could weigh in on that.

RC concurred that we can make a recommendation. DRB can do with it as they may.

ZR said the city engineer didn't anticipate the prior slide, and then it slid.

MM said that municipalities can address perceived risks, put up a bond, landscaping. His concern is the other side of Riverside Avenue and the WVPD land and trails.

MW, what do you know about the line into which the stormwater discharges? Ms. Dotolo, we have not evaluated the city line. We have designed the project to avoid increases in stormwater discharge. She noted the DRB's request for an updated stormwater review.

RR, how do you know that cutting into the slope will not increase stormwater volume and rate flowing onto the property? Ms. Dotolo, there's existing overland flow. We're making a relatively small cut into the slope.

MW, might you be collecting ground water in your stormwater system? Mr. Goddard, the proposed retaining wall system has weep holes to allow ground water to flow through.

MW, have you considered a 50-year design? Ms. Dotolo, we've not been asked to meet the 50-year standard.

RC, how does the rain garden operate with a lining? Ms. Dotolo, filtration will take place prior to discharge.

ZR, how tall will the retaining wall be? Mr. Goddard, about 11' – 12' at its tallest height. Safety fencing is proposed along the top. ZR, wildlife movement may be impacted down towards the road. Mr. Goddard said there are gaps that would allow for wildlife movement.

RC appreciates the species list for the landscaping. There's at least 1 invasive species that should be substituted for another species (purple leaf winter creeper).

DM, is it common to do a phase 2 post-demolition? MW, no. Typically, a corrective action plan is put together prior to finalizing the development plan. DM, to the applicants, is this possible to do the phase 2 prior to construction activity? Mr. Handy, the building has been a garage for a long time. There may be some oil in there. The building needs to be demoed and removed before the assessment can be done. DM, is it impossible to do the assessment prior to that? Mr. Handy, no. MW, it would be good for us to know what we can go into this. DM, we can make this a recommendation to the DRB. MW noted this was recommended by BCB last time.

RC, we've seen a lot of projects without much change in impervious that have made significant stormwater improvements. He does not see that in this case.

DM, we want to improve things, not just hold the line of present conditions.

Ms. Dotolo, there is significant concern about holding a large volume of water on this site so close to the road and near the slope. Water is very heavy.

MM is nervous about the placement of the tank and the lack of phase 2 site assessment.

RR, can you do more in the way of green infrastructure? Can the water be discharged into a more significantly vegetated area? Ms. Dotolo, we're designing to the applicable standards.

Public Comment:

Jason Stuffle, neighbor on Colchester Avenue, said he has a running spring on his property that flows downhill onto this property. It runs year round. He's concerned with impacts on slope stability. Nearby homes including the new ones, are showing signs of slope failure already. He noted a variety of wildlife moving through this corridor. There are not many contiguous areas of green space such as exists here.

Dave Colie, did your stormwater modeling include the ground water running through this area? Ms. Dotolo, we did map the full drainage area. We are accounting for this water.

Mr. Stuffle, what about the lifetime of the proposed retaining wall? Is there a plan for taking care of wall maintenance or addressing wall failure?

Patricia Seelen, lives on other end of Nash Place. She sees a gully created by water running down the length of the slope. Ms. Dotolo replied about the capture of surface water runoff in the proposed stormwater management system.

Mr. Stuffle is concerned with the discharge of runoff into the river. Who knows what's in the water as it discharges into the river?

Ms. Seelen asked about the sidewalk. Ms. Dotolo said it would be retained. RR pointed out that the sidewalk across the street is multi-use.

Mr. Goddard, a lot of the slope issues are higher up the slope. These areas are beyond the influence of this project's retaining wall system. The project won't impact conditions at the top of the hill.

DM, you will rely on existing city infrastructure to receive stormwater discharge? Ms. Dotolo, yes. DM, has anyone assessed the capacity of the city system here? Ms. Dotolo, no modeling of the existing system has been done beyond the site. DM, if your modeling shows increased runoff beyond a 10-year storm, it's someone's responsibility to see if the receiving infrastructure has capacity to accept that. Ms. Dotolo, the city standards do not require that analysis.

Motion by DM and SECONDED by RR:

Support the application as presented with the following recommendations:

- Phase 2 investigation be done prior to issuance of a building permit.
- Stormwater modeling be expanded to consider larger than 10-year storms both as to offsite runoff and impacts on receiving infrastructure.
- Changing the species list of plantings to eliminate invasive and focus on native species.
- Consideration of wildlife migration routes through the property.
- Pre-pile driving survey of uphill homes.

MM, we did not mention impacts on WVPD lands across the street. Consideration should be given to impacts of increased stormwater discharge onto that property and impacts on the trail.

Vote: 5-2-0, motion carried.

(Convey the BCB recommendation to Stormwater staff).

Adjournment

The meeting adjourned at 7:19 PM.